



Durham City- County Zoning Enforcement



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November 2009



What is Zoning Enforcement?



- ***The Zoning Enforcement Division of the Durham City-County Planning Department enforces regulations set forth by the Unified Development Ordinance***



What is the UDO?



- ***The UDO is short for Unified Development Ordinance.***
- ***Regulates land use***
- ***Defines standards for development and land use***



Why Have Zoning Enforcement?

- *To assure orderly development*
- *To avoid incompatible uses*
- *To assure overall attractiveness*
- *To protect property values*





Goals of Zoning Enforcement

- *Enforce the ordinance equitably*
- *Respond promptly to complaints of possible violations*
- *Follow the Director's Guidelines for Enforcement*
- *Provide education of ordinances*



Zoning Enforcement Staff

919.560.4137



- ***Karen Burd, ext. 28242***
- ***Cynthia Jenkins, ext. 28250***
- ***Ralphelle Reels, ext. 28241***
- ***Landus Robertson, ext. 28249***
- ***Landy Void, ext. 28257***



Zoning Enforcement Process

Compliance is the Goal



- ***Document the complaint***
- ***Investigate the complaint***
- ***Issue the Notice of Violation***
- ***Issue Civil Citation (if necessary)***
- ***Court action (if necessary)***



Who is in Violation?



Violators may include any person who owns, leases, occupies, manages, or builds any structure or engages in any activity in violation of the Unified Development Ordinance.



Who Receives the Notice of Violation?



- *Property owner*
- *Resident*
- *Property Manager*
- *Etc.*

A violation may be charged against more than one violator



How Can the Landlord Help?



- ***Be familiar with ordinances and city codes***
- ***Educate the tenant/resident***
- ***Include information with the lease***
- ***Spot check properties for compliance***



Common Violations-Residential

- ***Street Yard Parking***
- ***Signs Posted on Utility Poles/Yard Sale Signs***
- ***Livestock and Chickens***
- ***Fences***
- ***Vehicle Sales***
- ***Vehicle Repair***
- ***Home Businesses***
- ***Occupancy Issues***

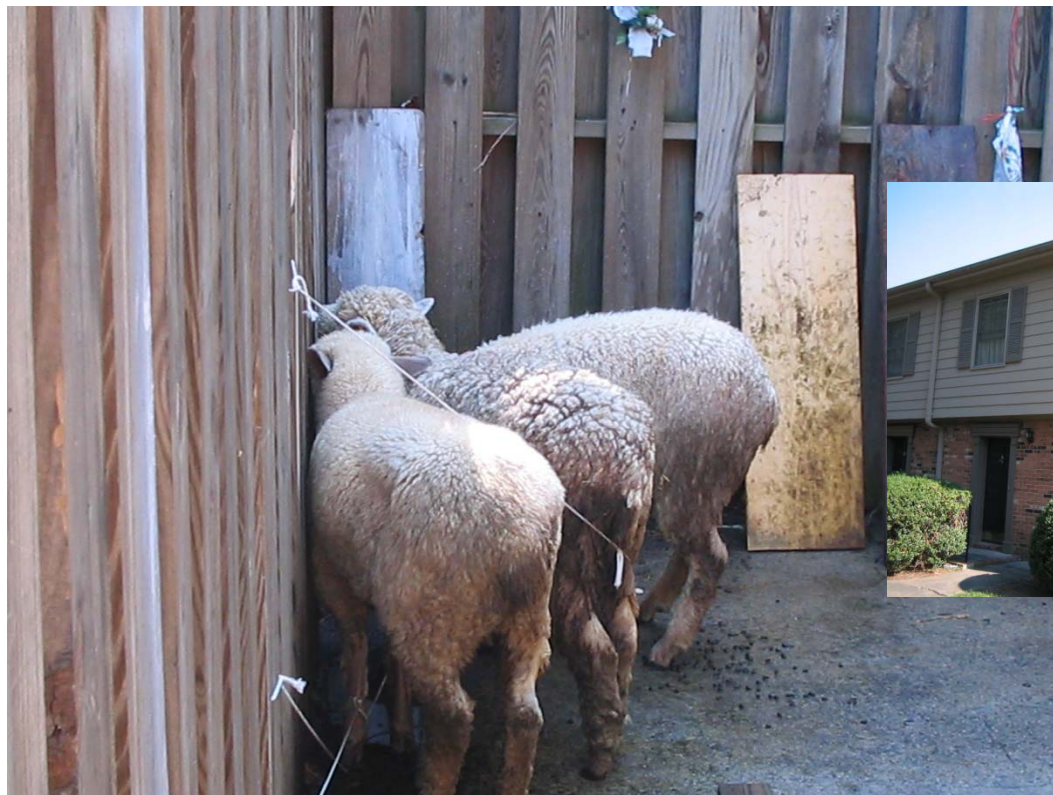


Parking in the Street Yard





Agriculture- Livestock





Heavy Equipment





Fences





Non-Zoning Issues

- ***Fowl or livestock running at large***
- ***Trash receptacles left at the street***
- ***Weeds***
- ***Litter***
- ***Enforcing Restrictive Covenants***
- ***Towing vehicles***



Questions?